



## Seasonal Home Maintenance Tips

### Spring Home Care



- Check Drainage swales for proper water flow
- Weed & Feed yard
- Get inspection of and start Sprinkler System
- Clean out all Gutters
- Check all door and window caulking (re-caulk if needed)
- Check weather-stripping on doors
- Clean out weep hole of windows
- Re-caulk backsplashes or other shrinkages from heat
- Inspect Air-conditioning unit for proper operation
- Inspect and clean out dryer vent
- Change out air filters at unit and grills monthly
- Check operation of all smokes and Co2 detectors
- Add wood conditioner to all stained wood products
- Adjust doors and lube hinges
- Lube garage door track

## Summer Home Care



- Clean Fireplace and Chimney
- Condition decks and fences
- Test GFCI receptacles
- Clean Carpets
- Adjust sprinklers for summer
- Adjust thermostat upward for energy savings
- Check joints in exterior concrete re-caulk if needed
- Change air filters monthly
- Test GFCI Outlets

## Fall Home Care



- Winterize Sprinkler System
- Remove hoses
- Trim plants and trees
- Compost leaves and plant material
- Seed and feed yard
- Inspect roof and roof vents
- Inspect furnace for proper operation
- Clean furnace and change furnace filter
- Change air filters monthly
- Inspect dryer vent for debris
- Check for ground settlement around foundation fill if needed

## Winter Home Care



- Adjust thermostat down for energy savings
- Check all weather stripping
- Check chimney flu for obstructions before use
- Begin humidifier in home
- Check for ice build up on roof
- Check attic for roof leaks on warm days
- Clean Shower heads and faucets aerators
- Test Alarm System (if applicable)
- Check Co2 Detector and smoke alarms
- Lubricate moving parts on garage doors

Home maintenance is necessary for a healthy home and owner. By doing these small things it protects your investment and your family.